

# AFFORDABLE HOUSING RENTAL GUIDE

of the Tri-Valley Area



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# TRI-VALLEY AREA MAP



# ***INTRODUCTION***

This Affordable Housing Rental 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 BMRs).
- 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 waitlists 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 as well. These listings are provided for information only and are not an endorsement by Tri-Valley member jurisdictions. Information provided may be subject to change. Please check with the complex for more information.

# HOW TO SEARCH FOR AFFORDABLE HOUSING UNITS:

1

## **DETERMINE YOUR INCOME CATEGORY\***

Use the Income Eligibility Chart on page 4 to determine your income category.

2

## **DECIDE ON 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, accessibility, etc.).

4

## **CALL OR VISIT THE AFFORDABLE HOUSING COMPLEXES**

Use the listings of the complexes that fit your income category to contact each complex to inquire about their availability, waitlist, and how to add your name on the waiting list.

\*Please note, each complex may have a varying income chart.



# HOW TO DETERMINE YOUR INCOME CATEGORY (AREA MEDIAN INCOME)



## **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 calculation of income will be determined by each complex. The above recommendations are guidelines only.

# INCOME ELIGIBILITY CHART

Alameda & Contra Costa Counties

## 2025 Area Median Income Limits

*Figures are adjusted annually and are based on the Area Median Income issued by the California Department of Housing and Community Development (HCD) and 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	\$ 33,600	\$ 55,950	\$ 67,140	\$ 87,550	\$ 111,850	\$ 134,250
2	\$ 38,400	\$ 63,950	\$ 76,740	\$ 100,050	\$ 127,850	\$ 153,400
3	\$ 43,200	\$ 71,950	\$ 86,340	\$ 112,550	\$ 143,800	\$ 172,600
4	\$ 47,950	\$ 79,900	\$ 95,880	\$ 125,050	\$ 159,800	\$ 191,750
5	\$ 51,800	\$ 86,300	\$ 103,560	\$ 135,100	\$ 172,600	\$ 207,100
6	\$ 55,650	\$ 92,700	\$ 111,240	\$ 145,100	\$ 185,350	\$ 222,450
7	\$ 59,500	\$ 99,100	\$ 118,920	\$ 155,100	\$ 198,150	\$ 237,750
8	\$ 63,300	\$ 105,500	\$ 126,600	\$ 165,100	\$ 210,950	\$ 253,100

Notes: HUD's published income levels include 30%, 50%, and 80% AMI.  
HCD's published income limits include 60%, 100%, and 120% AMI.  
Also please note, each apartment complex may have a varying income chart.

\*Estimated 120% AMI

# RENTAL HOUSING CHART DEFINITIONS

Below is a list of definitions to help you better understand the Rental Housing Chart on pages 6-24.

## 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 4.

## BMR Units

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

## 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.



**DANVILLE**  
CALIFORNIA

## Planning Division

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500 LaGonda Way, Danville

Phone: (925) 314-3300

To visit the Town of Danville's  
housing website scan the QR  
code or click on the link below:



[www.danville.ca.gov](http://www.danville.ca.gov)

# DANVILLE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Danville Hotel</b> 2 Units (Studio) 411 Hartz Ave. (925) 328-1240	110% AMI	2		
<b>Meadow Wood at Alamo Creek</b> 120 Units (1, 2 BR) 3000 Damani Ct. (925) 309-4670 <a href="http://www.meadowwoodatalamocreek.com">www.meadowwoodatalamocreek.com</a>	50,80, 120% AMI	118	55+ YRS ✓	✓
<b>Quail Ridge Apts.</b> 13 Units (1, 2, 3 BR) 209 El Worthy Ranch Circle (408) 219-1686	50% AMI	7		✓
<b>Rose Garden Apts.</b> 55 Units (1, 2 BR) 802 Camino Ramon (925) 855-1720 <a href="http://www.castlemanagement.com">www.castlemanagement.com</a>	110% AMI	8		✓
<b>Sequoia Grove</b> 38 Units (2 BR) 900-986 Podva Rd. (925) 314-3003 <a href="http://www.castlemanagement.com">www.castlemanagement.com</a>	110% AMI	6		✓
<b>Sycamore Place</b> 74 Units (1, 2 BR) 35 Laurel Dr. (925) 820-7160 <a href="http://www.bridgehousing.com">www.bridgehousing.com</a>	30-50% AMI	74	✓	✓
<b>Willow Commons</b> 22 Units (Studio, 1, 2 BR) 1011 Hartz Way (510) 614-6200	50,80, 110% AMI	9 (+13 mod income)	✓	✓
<b>Villas at Monterosso</b> 96 Units (2 BR) 1000 Casablanca Terrace (925) 208-8990	50,80, 120% AMI	34		✓



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## Housing Division

100 Civic Plaza, Dublin

Phone: (925) 833-6610

Email: [housinginfo@dublin.ca.gov](mailto:housinginfo@dublin.ca.gov)

To visit the City of Dublin's housing website, scan the QR code or click on the link below:



[www.dublin.ca.gov/Housing](http://www.dublin.ca.gov/Housing)

## DUBLIN

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>5421 at Dublin Station</b> 220 Units (1, 2, 3 BR) 5421 Campbell Lane (925) 369-7742 <a href="http://www.Live5421.com">www.Live5421.com</a>	120% AMI	22		✓
<b>Aster*</b> 313 Units (Studio, 1, 2, BR) 6775 Golden Gate Dr. (925) 529-9764 <a href="http://www.asterdublin.com">www.asterdublin.com</a>	80,100, 120% AMI	313		✓
<b>Avalon Dublin Station</b> 505 Units (Studio, 1, 2, 3 BR) 5200 Iron Horse Pkwy. (925) 828-7181 <a href="http://www.avaloncommunities.com">www.avaloncommunities.com</a>	120% AMI	50		
<b>Avoca Dublin Station</b> 177 Units (2 BR) 6233 Dougherty Rd. (925) 803-0411 <a href="http://www.elevatetosequoia.com/apartments/ca/dublin/avoca-dublin">www.elevatetosequoia.com/apartments/ca/dublin/avoca-dublin</a>	120% AMI	2		✓
<b>Camellia Place</b> 112 Units (1, 2, 3 BR) 5450 DeMarcus Blvd. (925) 829-4900 <a href="http://www.camelliaplaceapts.com">www.camelliaplaceapts.com</a>	50-60% AMI	111		✓
<b>Carlow Court at Emerald Vista Senior Apts.</b> 50 Units (1 BR) 6880 Mariposa Circle (925) 361-0733 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	50% AMI	49	✓	✓
<b>Dublin Station by Windsor</b> 305 Units (1, 2, 3 BR) 5300 Iron Horse Pkwy. (925) 560-0709 <a href="http://www.dublinstationbywindsor.com">www.dublinstationbywindsor.com</a>	120% AMI	31		
<b>Fountains at Emerald Park*</b> 324 Units (1, 2, 3 BR) 5095 Haven Place (925) 478-5863 <a href="http://fountainsatemeraldpark.com">fountainsatemeraldpark.com</a>	80, 100 120% AMI	324		✓

\*Middle-Income unit conversions

# DUBLIN

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Oak Grove at Dublin Ranch</b> 304 Units (1, 2 BR) 4161 Keegan St. (925) 829-2916 <a href="http://www.thegrovesatdublinranch.com">www.thegrovesatdublinranch.com</a>	50,60, 120% AMI	243		✓
<b>Park Sierra at Iron Horse Trail</b> 283 Units (1, 2, 3 BR) 6450 Dougherty Rd. (925) 560-0050 <a href="http://www.sheaapartments.com">www.sheaapartments.com</a>	50% AMI	57		✓
<b>Pine Grove 55+</b> 322 Units (1, 2 BR) 3115 Finnian Way (925) 560-0965 <a href="http://www.thegrovesatdublinranch.com">www.thegrovesatdublinranch.com</a>	50,60, 120% AMI	292	55+ YRS ✓	✓
<b>Tralee Village</b> 130 Units (1, 2, 3 BR) 6599 Dublin Blvd., Suite O (925) 829-4400 <a href="http://www.traleevillageapts.com">www.traleevillageapts.com</a>	50,80, 120% AMI	16		
<b>Valor Crossing</b> 66 Units (1, 2, 3 BR) 7500 Saint Patrick Way (925) 240-3940 <a href="http://www.edenhousing.com">www.edenhousing.com</a>	50-60% AMI	65		✓
<b>Waterford Place*</b> 390 Units (1, 2 BR) 4800 Tassajara Road (925) 803-1811 <a href="http://www.liveatwaterfordplace.com">www.liveatwaterfordplace.com</a>	80,100, 120% AMI	390		
<b>Wexford Way at Emerald Vista</b> 130 Units (1, 2, 3, 4 BR) 6900 Mariposa Circle (925) 999-8439 <a href="http://www.edenhousing.com">www.edenhousing.com</a>	50-60% AMI	129		✓
<b>Wicklow Square Senior Apts.</b> 54 Units (1 BR) 7606 Amador Valley Blvd. (925) 556-9424 <a href="http://www.edenhousing.com">www.edenhousing.com</a>	50% AMI	53	✓	✓

\*Middle-Income unit conversions



## Housing & Human Services Division

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1052 S. Livermore Ave. Livermore

Phone: (925) 960-4580

Email: [housing@livermoreca.gov](mailto:housing@livermoreca.gov)

Would you like to be notified of new  
Affordable Housing Opportunities in Livermore?

**Sign up to the Affordable Housing Interest List:**

<https://livermoreca.gov/housing>

To visit the City of Livermore's affordable housing website, scan the QR code or click on the link below:



[www.LivermoreCA.Gov](http://www.LivermoreCA.Gov)

# LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Ageno Apartments</b> 171 Units (1, 2, 3 BR) 1001-1097 Westwind St. (925) 275-5567 <a href="http://www.affordableaptsvascostation.com">www.affordableaptsvascostation.com</a>	40-50% AMI	35		
<b>Arbor Vista</b> 80 Units (1 BR) 1300 S. Livermore Ave. (925) 454-9605 <a href="http://www.sahahomes.org">www.sahahomes.org</a>	50% AMI	80	✓	✓
<b>The Arbors Livermore</b> 162 units (1, 2, 3 BR) 3550 Pacific Ave. (925) 237-9739 <a href="http://www.arborslivermore.com">www.arborslivermore.com</a>	80- 120% AMI	162		✓
<b>Arroyo Del Valle Commons</b> 12 Units (1 BR) 1140 Mocho St. (925) 443-6662 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	50% AMI	11		✓ For developmentally disabled adults
<b>Bluebell Apts.</b> 18 Units (2 BR) 1023, 1031, 1057, 1063 Bluebell Dr. (925) 447-3600 <a href="http://www.livermoreha.org">www.livermoreha.org</a>	50% AMI	9		✓
<b>Carmen Avenue Apts.</b> 30 Units (Studio, 1, 2, 3 BR) 2891 Carmen Ave. (925) 606-8031 <a href="http://www.sahahomes.org">www.sahahomes.org</a>	30% AMI	29		
<b>Chestnut Apartments</b> 6 Units (2 BR) 2260, 2262, 2264, 2276, 2278, 2280 Chestnut St. (925) 447-3600 <a href="http://www.livermoreha.org">www.livermoreha.org</a>	50-60% AMI	6		
<b>Chestnut Square Family Apts</b> 43 Units (1,2,3 BR) 1665 Chestnut Street (925) 532-1601 <a href="http://www.midpen-housing.org">www.midpen-housing.org</a>	30-60% AMI	42		✓

## LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Chestnut Square Senior Apts</b> 72 Units (Studio, 1 BR) 1651 Chestnut Street (925) 532-1601 <a href="http://www.midpen-housing.org">www.midpen-housing.org</a>	30-60% AMI	71	✓	✓
<b>Gardella Plaza Apartments</b> 3 Units (1, 2 BR) 3068 Gardella Plaza	80% AMI	1		
<b>Heritage Estates</b> 250 Units (Studio, 1, 2 BR) 900 E. Stanley Blvd. (925) 373-3636 <a href="http://www.heritageestatesretirement.com">www.heritageestatesretirement.com</a>	50-60% AMI	102	Assisted living (continuum of care)	✓
<b>Heritage Estates Apartments</b> 130 Units (1, 2 BR) 800 E. Stanley Blvd. (925) 371-2300 <a href="http://www.heritageestatesretirement.com">www.heritageestatesretirement.com</a>	50-60% AMI	55	✓	✓
<b>Hillcrest Gardens</b> 54 Units (Studio, 1, 2 BR) 550 Hillcrest Ave. (925) 449-1111 <a href="http://www.hillcrestgardenslivermore.com">www.hillcrestgardenslivermore.com</a>	50% AMI	54	✓	
<b>Las Posadas</b> 9 Units (3 BR) 353 North I St. (925) 447-3600 <a href="http://www.livermoreha.org">www.livermoreha.org</a>	50-60% AMI	9		
<b>Leahy Square</b> 125 Units (1-5 BR) 3203 Leahy Way (925) 447-3600 <a href="http://www.livermoreha.org">www.livermoreha.org</a>	50-80% AMI	125		
<b>Maralisa Meadows</b> 50 Units (1, 2, 3 BR) 6175 Water Lily Commons (925) 455-6522 <a href="http://www.maralisameadows.com">www.maralisameadows.com</a>	80% AMI	31		✓

CITY OF

# LIVERMORE

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Oak Street Apts.</b> 8 Units (1, 2 BR) 2174 Oak St.	50% AMI	2		
<b>Owl's Landing</b> 72 Units (1, 2, 3 BR) 860 Herman Ave. (925) 443-6662 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	60% AMI	72		
<b>Positano Villa</b> 2 Units (2, 3 BR) 2021-2071 Chestnut St. <a href="http://www.edenhousing.org">www.edenhousing.org</a>	50-60% AMI	2		
<b>Stoney Creek Apts.</b> 70 Units (2, 3 BR) 5896 East Ave. (925) 447-6962 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	50-60% AMI	70		
<b>Vandenburgh Villa</b> 40 Units (1 BR) 3300 Gardella Plaza (925) 454-0580 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	50% AMI	40	✓	
<b>Vineyard Village</b> 73 Units (1 BR) 3700 Pacific Ave. (925) 443-9270 <a href="http://www.sahahomes.org">www.sahahomes.org</a>	50% AMI	73	✓	
<b>Vineyard 2.0 and Resource Center</b> 23 Units (1 hbrd.) 3450 N. Livermore Ave <a href="http://openheartkitchen.org/vineyard">openheartkitchen.org/vineyard</a>	30% AMI	23	✓	



## Housing Division

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200 Old Bernal Ave., Pleasanton

Phone: (925) 931-5011

Email: [housing@cityofpleasantonca.gov](mailto:housing@cityofpleasantonca.gov)

Would you like to be notified of new housing opportunities in Pleasanton?

**Sign up to be on the Housing Interest List:**

[http://www.cityofpleasantonca.gov/resident/housing/housing\\_interest\\_list.asp](http://www.cityofpleasantonca.gov/resident/housing/housing_interest_list.asp)



To visit the City of Pleasanton's housing website, scan the QR code below or visit:



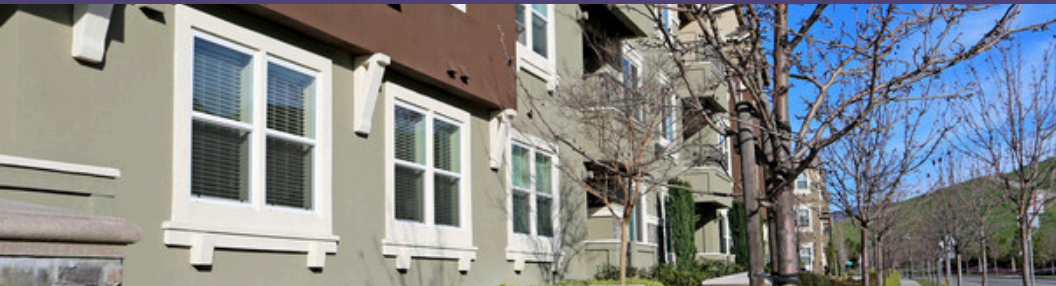
[www.cityofpleasantonca.gov/resident/housing](http://www.cityofpleasantonca.gov/resident/housing)

# PLEASANTON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Anton Hacienda</b> 168 Units (1, 2, 3 BR) 5727 W. Las Positas Blvd. (925) 251-1800 <a href="http://www.antonhacienda.com">www.antonhacienda.com</a>	50% AMI	35		✓
<b>Civic Square</b> 298 Units (1, 2 BR) 4800 Bernal Ave. (925) 484-1011 <a href="http://www.liveatcivicsquare.com">www.liveatcivicsquare.com</a>	80-120% AMI	36		
<b>Division St. Senior Apts.</b> 20 Units (1 BR) 443 Division St. (925) 484-3833	50-80% AMI	20	✓	✓
<b>Galloway Hacienda</b> 251 Units (Studio, 1, 2, 3BR) 5789 Gibraltar Drive (925) 401-7454 <a href="http://www.essexapartmenthomes.com">www.essexapartmenthomes.com</a>	50% AMI	38		✓
<b>Galloway Owens</b> 255 Units (Studio, 1, 2, 3 BR) 4863 Willow Road (925) 307-7104 <a href="http://www.essexapartmenthomes.com">www.essexapartmenthomes.com</a>	50% AMI	38		✓
<b>The Gardens at Ironwood</b> 172 Units (1, 2 BR) 3431 Cornerstone Ct. (925) 485-3728 <a href="http://www.gardensatironwood.com">www.gardensatironwood.com</a>	50-60% AMI	138	✓	✓
<b>The Kensington Apts.</b> 100 Units (1, 2, 3 BR) 1552 East Gate Way (925) 846-8882 <a href="http://www.thekensingtonca.com">www.thekensingtonca.com</a>	50 & 80% AMI	31		✓
<b>Kottinger Gardens - Phase I</b> 131 Units (1, 2 BR) 240 Kottinger Dr. (925) 574-1701 <a href="http://www.midpen-housing.org">www.midpen-housing.org</a>	30-60% AMI	131	✓	✓

# PLEASANTON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Kottinger Gardens - Phase II</b> 54 Units (1, 2 BR) 251 Kottinger Dr. (925) 574-1701 <a href="http://www.midpen-housing.org">www.midpen-housing.org</a>	30-60% AMI	54	✓	✓
<b>The Mason Flats</b> 210 Units (1, 2, 3 BR) 1605 Lexington Lane (925) 426-2766 <a href="http://www.themasonapartments.com">www.themasonapartments.com</a>	50-60% AMI	32		✓
<b>Park Hacienda</b> 540 Units (1, 2, 3 BR) 5650 Owens Dr. (925) 398-7368 <a href="http://www.parkhacienda.com">www.parkhacienda.com</a>	80% AMI	135		✓
<b>Parkview Assisted Living</b> 105 Units (1, 2 BR) 100 Valley Ave. (925) 461-3042 <a href="http://www.eskaton.org/parkview.html">www.eskaton.org/parkview.html</a>	25-50% AMI	31	Assisted Living ✓	✓
<b>The Promenade</b> 146 Units (1, 2, 3 BR) 5300 Case Ave. (925) 461-1948	50-60% AMI	68		✓
<b>Ridge View Commons</b> 200 Units (1, 2 BR) 5200 Case Ave. (925) 484-5131 <a href="http://www.edenhousing.org">www.edenhousing.org</a>	25-60% AMI	200	✓	✓
<b>Stanley Junction Senior Apts.</b> 86 Units (1 BR) 4031 Stanley Blvd. (925) 462-6180	50, 60, 80% AMI	86	✓	✓
<b>Sunflower Hill at Irby Ranch</b> (for disabled adults) 31 Units (studio, 1, 2 BR) 3701 Nevada St (925) 483-7445 <a href="http://www.sahahomes.org">www.sahahomes.org</a>	25-50% AMI	31		✓



## Planning Division/Housing

7000 Bollinger Canyon Rd.

Phone (925) 973-2560

Email: [planning@sanramon.ca.gov](mailto:planning@sanramon.ca.gov)

To visit the City of San Ramon's  
housing website scan the QR  
code below or visit:



[www.sanramon.ca.gov](http://www.sanramon.ca.gov)

# SAN RAMON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Canyon Oaks at Windemere</b> 250 Units (1, 2, 3 BR) 1 Amberstone Ln. (866) 626-2703 <a href="http://www.essexapartmenthomes.com">www.essexapartmenthomes.com</a>	120% AMI	250		✓
<b>Cornerstone at Gale Ranch</b> 266 Units (1, 2, 3 BR) 2200 Brookcliff Circle (925) 648-1005 <a href="http://www.cornerstonegaleranch.com">www.cornerstonegaleranch.com</a>	50,80, 120% AMI	266		✓
<b>Deer Creek (North) Apts.</b> 261 Units (1, 2, BR) 17115 & 17225 Bollinger Canyon Road (925) 968-9175 <a href="http://www.deercreekatsanramon.com">www.deercreekatsanramon.com</a>	50-120% AMI	261	55+ YRS ✓	✓
<b>Falcon Bridge at Gale Ranch</b> 256 Units (1, 2, 3 BR) 500 Copperset Rd. (925) 968-1175 <a href="http://www.falconbridgeapts.com">www.falconbridgeapts.com</a>	120% AMI	256		✓
<b>Highlands Point at Windemere</b> 293 Units (1, 2, 3 BR) 2311 Ivy Hill Way (888) 779-3262 <a href="http://www.highlandspointapts.com">www.highlandspointapts.com</a>	50,80, 120% AMI	293		✓
<b>Mill Creek at Windemere</b> 400 Units (1, 2, 3 BR) 2100 Waterstone Place (866) 557-0608 <a href="http://www.essexapartmenthomes.com">www.essexapartmenthomes.com</a>	120% AMI	400		
<b>Muirlands at Windemere</b> 350 Units (1, 2, 3 BR) 1108 Crestfield Dr. (833) 237-9482 <a href="http://www.muirlands-apts.com">www.muirlands-apts.com</a>	50-80% AMI	350		✓
<b>Seville at Gale Ranch</b> 165 Units (1, 2, 3 BR) 2000 Bellas Artes Circle (925) 736-9100 <a href="http://www.thesevilleapts.com">www.thesevilleapts.com</a>	50-80% AMI	165		✓

# SAN RAMON

Complex Name & Address	Income Limits	BMR Units	62+ Years	Accessible Units
<b>Valencia Apts. at Gale Ranch</b> 186 Units (1, 2, 3 BR) 1200 Golden Bay Ave. (925) 968-9073 <a href="http://www.valenciaaptsatgaleranch.com">www.valenciaaptsatgaleranch.com</a>	50-120% AMI	186		✓
<b>Valley Vista</b> 104 Units (1, 2 BR) 20709 San Ramon Valley Blvd. (925) 551-3300 <a href="http://www.valleyvistasanramon.com">www.valleyvistasanramon.com</a>	50-80% AMI	104	✓	✓
<b>Villa San Ramon</b> 120 Units (Studio, 1 BR) 9199 Fircrest Ln. (925) 803-9100 <a href="http://www.ivyparkatsanramon.com">www.ivyparkatsanramon.com</a>	50-80% AMI	32	55+ YRS ✓	✓

# PROGRAMS & RESOURCES



## 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 opened up 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 at a specific property/unit. It “stays” with the property and cannot be used at another 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](http://www.haca.net)

**Contra Costa County**  
Housing Authority of Contra Costa County  
3133 Estudillo St.  
Martinez, CA 94553  
(925) 957-8001  
[www.contracostahousing.org](http://www.contracostahousing.org)

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

# Alameda County Affordable Housing Portal



Search and apply for affordable housing on Alameda County's new Housing Portal.

[www.housing.acgov.org](http://www.housing.acgov.org)

**Listing information is available in multiple languages.**

Para Español visite:

<https://housing.acgov.org/es/listings>

中文:

<https://housing.acgov.org/zh>

越南人:

<https://housing.acgov.org/vi>

EMAIL: [achousingportal@acgov.org](mailto:achousingportal@acgov.org)

ALAMEDA COUNTY  
HOUSING PORTAL

Apply for affordable housing  
in Alameda County

SEE RENTALS

See more rental and ownership housing opportunities


VIEW ADDITIONAL HOUSING OPPORTUNITIES AND RESOURCES

# Rental Assistance Programs



## Description of Program

### Alameda County Social Services Agency Self-Help

 (925) 455-0747

 2481 Constitution Dr,  
Livermore, CA 94551


 <https://www.alamedacountysocialservices.org/contact-us/offices/livermore>

 (510) 259-2200

 <https://www.alamedacountysocialservices.org/our-services/Shelter-and-Housing/Other-Support/HELP>

 HoEmLodgP@acgov.org

### Abode Services

 (510) 657-7409

 [www.abode.org](http://www.abode.org)

## Description of Program

### Eligibility:

We help individuals, families, and communities access services and public benefits that make a difference in their lives.

**Details:** Self-sufficiency center is open Monday - Friday; 8:30 AM - 5:00 PM

### Housing & Emergency Lodging Program (HELP)

**Eligibility:** Single adult individuals living in Alameda County who do not meet SOS eligibility criteria, are unhoused or at-risk of being unhoused, and have sustainable income.

**Details:** HELP will provide one-time crisis-based financial assistance for critical housing needs.

### Tri-Valley Rapid Re-housing

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


# Rental Assistance Programs



**FOR PLEASANTON &  
LIVERMORE RESIDENTS:**

**ECHO Housing**

 (510) 581-9380

 [www.echofairhousing.org](http://www.echofairhousing.org),  
[contact@echofairhousing.org](mailto:contact@echofairhousing.org)

## **Rental Assistance Program (RAP)**

Assists in helping tenants experiencing a temporary financial hardship. Helps 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 the 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.

# Support Services

These local agencies can provide supportive services for residents seeking housing in the Tri-Valley area.



## 2-1-1 Alameda County


 Dial 2-1-1

 [www.211alamedacounty.org](http://www.211alamedacounty.org)

### Resource Finder

2-1-1 is a free, non-emergency, confidential, 3-digit phone number and service that provides easy access to housing information as well as to critical health and human services.

## CityServe of the Tri-Valley

 (925) 222-2273

 [www.cityservecares.org](http://www.cityservecares.org)

### Housing Readiness

Assists residents with support such as getting on housing waitlists, gathering documentation, and help with home furnishing and supplies.

### CityServe Senior Support Program

Program supporting seniors over the age of 60 in Pleasanton, Dublin, Livermore, and Sunol that provides information and referral to local resources.

# Support Services

CONTRA COSTA COUNTY



## Contra Costa Crisis Center (2-1-1)


 Dial 2-1-1

 [www.crisis-center.org](http://www.crisis-center.org)

### Contra Costa Crisis Center

The Contra Costa Crisis Center manages an extraordinary database of useful resources and information for County residents. You can access social service and health information 24 hours a day, seven days a week, by calling the three digit, toll-free number "2-1-1" from any phone. Nearly 700 agencies and organizations contribute to provide more than 1,600 services and programs to County residents in need via the 2-1-1 database.

## Shelter, Inc

 (925) 335-0698

 [www.shelterinc.org](http://www.shelterinc.org)  
[shelter@shelterinc.org](mailto:shelter@shelterinc.org)

### Shelter Inc. Services

- Eviction prevention programs help families and singles who are experiencing a crisis and are at risk of becoming unhoused.
- Interim housing is provided at shelters for those who have already lost their housing and are willing to work towards self-sufficiency.
- Long-term housing programs connect families and individuals to permanent housing through tailored packages of assistance that may include time limited financial assistance and targeted supportive services.
- Supportive services include case management and employment assistance.

# Alameda County Eviction Resources



If you have questions regarding eviction protection resources or if you are facing eviction, contact:

## **CENTRO LEGAL**

BY TEXT:  
(510) 738-3906

BY EMAIL:  
[tenantsrights@centrolegal.org](mailto:tenantsrights@centrolegal.org)

BY PHONE:  
(510) 437-1554

[www.centrolegal.org](http://www.centrolegal.org)

## **Who else can help?**

**Asian Pacific Islander Legal Outreach**  
(510) 251-2846  
[www.apilegaloutreach.org](http://www.apilegaloutreach.org)

**Bay Area Legal Aid**  
(888) 382-3405  
[www.baylegal.org](http://www.baylegal.org)

**East Bay Community Law Center**  
(510) 548-4040, ext. 629  
[www.ebclc.org](http://www.ebclc.org)

**Eviction Defense Center**  
(510) 452-4541  
[www.evictiondefensecenteroakland.org](http://www.evictiondefensecenteroakland.org)

**Housing and Economic Rights Advocates**  
[www.heraca.org](http://www.heraca.org)

**Legal Assistance for Seniors**  
(510) 832-3040  
[www.lashicap.org](http://www.lashicap.org)

# 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](http://www.echofairhousing.org)

## CONTRA COSTA COUNTY

Bay Area Legal Aid

 (800) 551-5554

 [www.baylegal.org](http://www.baylegal.org)

## ALL AREAS

Catholic Charities of the East Bay Housing Counseling

 (510) 768-3100


 [www.cceb.org](http://www.cceb.org)

# Persons with Disabilities



The agencies below can help coordinate housing and services for persons with disabilities such as physical, mental health, and developmental disabilities. The agencies can also provide housing information and referral services to community resources.

## Bay Area Community Services (BACS)

 (925) 484-8457

 [www.bayareacs.org](http://www.bayareacs.org)

### **Housing & Homelessness Solutions**

Provides 24/7 residential programs across the Bay Area which address mental health and housing crises. Provides short-term place for people in crisis; stay ranges from two weeks to six months.

## Housing Consortium of the East Bay (HCEB)

 (510) 832-1382

 [www.hceb.org](http://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](http://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.

# Persons with Disabilities

(continued)




## East Bay Innovations

 (510) 618-1580

 [www.eastbayinnovations.org](http://www.eastbayinnovations.org)

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.

## Community Resources for Independent Living (CRIL)


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

 [www.crilhayward.org](http://www.crilhayward.org)

Helps find accessible, affordable housing. CRIL's Housing Coordinator teaches clients 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.

## Fremont Oak Gardens

2681 Driscoll Rd,  
Fremont, CA 94539

 (510) 490-4013

### **(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.

# UNHOUSED 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 **UNHOUSED** or **AT-RISK** of being unhoused in Alameda County or Contra Costa County, Coordinated Entry can help.

## UNHOUSED:

### 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 unhoused before)
- Fleeing domestic violence, sexual assault or human trafficking

## AT-RISK of being unhoused:

### IF YOU'RE:

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

**CALL 2-1-1 or drop in at your local access center - see next page for locations.**

## If you're a VETERAN

**CALL 510-577-1926**  
**Alameda County**  
**Office of Veteran**  
**Services** for Veteran's services, shelter, and housing information.

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

**CALL 2-1-1** or the hotline **800-799-7233** for safe, confidential assistance from Coordinated Entry.

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

**CALL 2-1-1** There may be shelter and housing options just for you.

# HOW DO I ACCESS COORDINATED ENTRY?



If you are facing a housing crisis, CALL 2-1-1 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

➤ **LIVERMORE Multi-Service Center**

3311 Pacific Ave.  
Wed & Thur 9am-12pm

➤ **LIVERMORE Cornerstone Fellowship**

348 N Canyons Pkwy.  
Fri. 9am-11am

➤ **SAN PABLO Anka Behavioral Health**

1515 Market St.  
Mon-Fri, 8AM-5PM

### 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

# 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](http://www.211alamedacounty.org)

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

AGENCY	LOCATION	PHONE	TARGET POPULATION
Building Futures	San Leandro	(866) 292-9688	Women (with or without children)
City Team Ministries	Oakland*	(510) 452-3758	Single Men
Emergency Shelter Program	Hayward	(510) 581-3223	Women (with or without children)
E. Oakland Comm. Project	Oakland	(510) 532-3211	Singles and Families
Insight Housing	Berkley	(510) 649-4965	Singles and Families
Operation Dignity	Oakland	(510) 287-8465	Veterans

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

## ALAMEDA COUNTY

# Shelter Information & Referral

(Continued)



AGENCY	LOCATION	PHONE	TARGET POPULATION
Ruby's Place	Castro Valley	(888) 339-7233	Domestic Violence or Human Trafficking victims
Safe Place	Oakland*	(510) 536-7233	Domestic Violence Victims
Salvation Army	Oakland	(510) 437-9437	Families
SAVE Inc.	Fremont*	(510) 794-6055	Domestic Violence Victims
Second Chance	Newark	(510) 792-4357	Singles & Families
Shepherd's Gate	Livermore*	(925) 487-4147	Women (with or without children)
So. County Homeless Project	Hayward	(510) 690-8192	Mentally Disabled Singles
Sojourner House	Livermore	(925) 449-2510	Families with Children/Teens
Sunrise Village	Fremont	2-1-1	Singles & Families
Tri-Valley Haven	Livermore	(800) 884-8119	Domestic Violence Victims

Shelters marked with an asterisk (\*) 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](http://www.crisis-center.org)

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

AGENCY	LOCATION	PHONE	TARGET POPULATION
Bay Area Rescue Mission	Richmond	(510) 215-4860	Women (with or without children)
Brookside Shelter	Richmond	(510) 374-7950	Singles & Families
Calli House	Richmond	(510) 236-9612	Youth 18-24
Concord Shelter	Concord	(925) 646-5082	Single adults
Love a Child Shelter	Bay Point	(925) 643-5170	Women (with or without children)
SAFE Place	Martinez	(925) 370-1990	Youth up to 17
Shelter, Inc.	Martinez	(925) 335-0698	Singles & Families
Shepherd's Gate	Brentwood	(925) 487-4147	Women (with or without 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](http://www.bridgehousing.com)



**HUMAN GOOD**  
Tel: (818) 247-0420  
[www.humangood.org](http://www.humangood.org)



**CHRISTIAN CHURCH HOMES**  
Phone: (510) 632-6712  
[www.cchnc.org](http://www.cchnc.org)



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



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



**SAHA**  
Phone: (510) 647-0700  
[www.sahahomes.org](http://www.sahahomes.org)



**EAH HOUSING**  
Phone: (415) 258-1800  
[www.eahhousing.org](http://www.eahhousing.org)



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



**EDEN HOUSING**  
Phone: (510) 582-1460  
[www.edenhousing.org](http://www.edenhousing.org)



**[AffordableHousing.com](http://AffordableHousing.com)**  
is the largest online network for affordable rental homes and housing authority waiting list

# 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](http://www.danville.ca.gov)

## CITY OF LIVERMORE

1052 S. Livermore Ave., Livermore  
(925) 960-4580  
[www.livermoreCA.gov](http://www.livermoreCA.gov)

## CITY OF DUBLIN

100 Civic Plaza, Dublin  
(925) 833-6610  
[www.dublin.ca.gov](http://www.dublin.ca.gov)

## CITY OF SAN RAMON

7000 Bollinger Canyon Rd.,  
San Ramon  
(925) 973-2560  
[www.sanramon.ca.gov](http://www.sanramon.ca.gov)

## CITY OF PLEASANTON

200 Old Bernal Ave., Pleasanton  
(925) 931-5011  
[www.cityofpleasantonca.gov](http://www.cityofpleasantonca.gov)

## COUNTY OF ALAMEDA

224 W. Winton Ave., Hayward  
(510) 670-5404  
[www.acgov.org/cda/hcd](http://www.acgov.org/cda/hcd)

## COUNTY OF CONTRA COSTA

30 Muir Rd., Martinez  
(925) 655-2708  
[www.co.contra-costa.ca.us](http://www.co.contra-costa.ca.us)

# Frequently Asked Questions

## FAQs



### **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 3-4 of this guide. Once you know your income category, you can use the rental housing chart on pages 6-24 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 6-24 checks off the types of housing available at each complex. The check marks will show if the property for example: is 62+ yrs only, or if it 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 in order to find out more about their interest lists.

# Frequently Asked Questions

## FAQs



### **What is the difference between Section 8 rentals and BMR 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. 25).

Below Market Rate or BMR 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.