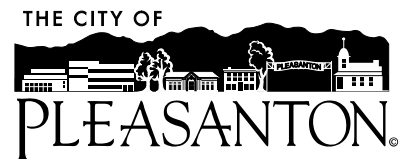
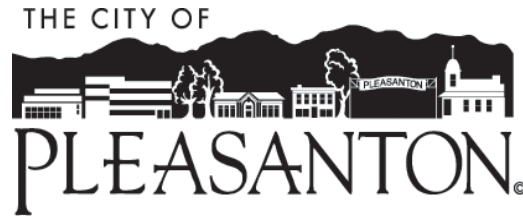


RENTAL & SENIOR HOUSING

Affordable Housing Opportunities





Affordable Rental Housing in Pleasanton

This resource packet is intended to provide information to persons seeking below-market rental (BMR) housing opportunities in Pleasanton. The following items are included in the packet:

Page 3: Housing Interest List

Page 4: Below-Market Rent Housing: FAQ's

Page 5: Maximum Income and Rent Limits for BMR Apartments

Page 6: List of BMR General & Senior Apartments with locations and phone numbers
Rental inquiries, including the application process, should be directed to each individual residential complex using the contact information provided. The City does not process rental applications as the City does not own or manage these apartments.

**Page 7: - Affordable Rental Housing Developers and Providers
- Resources for Seniors**

**Page 8: - Affordable Housing Resources in Other Cities
- Housing Authorities**

Section 8 - Information on the Section 8 Rental Assistance Program or waitlist may be obtained from the Housing Authority of the County of Alameda (HACA) at 510-538-8876 or at www.haca.net. The HACA office is located at 22941 Atherton Street, Hayward, CA 94541.

Page 9: Market Rate Apartment Complexes Located in Pleasanton

Information on below-market rental housing opportunities can also be found at the City of Pleasanton's Housing Division webpage at: www.cityofpleasantonca.gov/resident/housing/.

Please contact the Housing Information Line at 925-931-5011 or email the Housing Division at housing@cityofpleasantonca.gov if you have any questions concerning the information included in this packet or if you have general questions concerning affordable housing in Pleasanton.

Sincerely,

City of Pleasanton Housing Division



City of Pleasanton Housing Interest List

Complete the form on the City of Pleasanton's website at
http://www.cityofpleasantonca.gov/resident/housing/housing_interest_list.asp

Stay Informed!

- Affordable Housing Opportunities
- Senior Housing
- First Time Home Buyer Programs
- Disabled Housing & Services

The screenshot shows a web form titled 'City of Pleasanton Housing Interest List'. It contains the following fields: 'First Name:', 'Last Name:', 'Mailing Address:' (with a multi-line text area), 'City:', 'State:', 'Zip Code:', 'Email:', and 'Confirm Email:'. The 'Email' and 'Confirm Email' fields are marked with an asterisk (*). Below these fields is a section titled 'Please indicate your area(s) of interest (check all that apply):' with four checkboxes: 'Rental Housing', 'Senior Housing', 'First-Time Home Buyer Programs', and 'Disabled Housing and Services'. At the bottom right of the form is a 'Join' button.

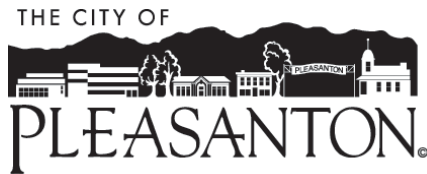
Complete the form online to be notified of the latest housing information and when affordable housing opportunities become available.

An email confirmation will be sent to you to complete the process.

Email must be confirmed.

****This is not an application or waiting list for housing****

Housing Division / 200 Old Bernal Ave, Pleasanton CA 94566 / (925) 931-5011



Below-Market Rental Housing Opportunities: FAQ's

The City encourages the construction of affordable rental housing by allowing special consideration for projects which provide rental apartment units at below-market rent (BMR) levels. There are currently approximately more than 1,000 BMR rental housing units in Pleasanton.

What rents are charged for BMR apartment units?

Rents for BMR units are based on a percentage of the Area Median Income (AMI) for the Alameda County area as determined annually by the U.S. Department of Housing & Urban Development (HUD). The current maximum income levels, which are updated annually, and corresponding maximum rents are listed on Page 5.

It should be noted that BMR rents are not based on each individual household's income but rather on the applicable percentage of the AMI designated for each unit required by the affordability restrictions on the property. The actual rents charged under the BMR program may not exceed the maximum rent amounts shown on Page 5.

Do I qualify?

In order to qualify to rent a BMR apartment, your income must not exceed the median household income levels designated on the property. The current maximum annual incomes (by household size) and corresponding maximum rents (by unit size) are found on Page 5. As discussed earlier, income and rent levels are adjusted annually based on the most current income limits published by HUD. Also, some developments are restricted for rental by low-income seniors (age 62 and older).

Whom should I call?

Leasing is handled directly by the property owner/manager, not the City, for each apartment complex.

Contact information for apartment complexes with BMR rental units is listed on page 6.

For additional information on the BMR program and participating apartment complexes, contact the City of Pleasanton Housing Division, 200 Old Bernal Ave., P.O. Box 520, Pleasanton, CA 94566 at 925-931-5011 or at housing@cityofpleasantonca.gov.



2025

Maximum Income and Rent Limits

Effective April 1, 2025

(revised annually by City)

Persons in Household	MAXIMUM ANNUAL INCOME					
	Extremely Low (30%)	Very Low (50%)	Low (60%)	Low (80%)	Median (100%)	Moderate (120%)
1	\$33,600	\$55,950	\$67,140	\$87,550	\$111,850	\$134,250
2	\$38,400	\$63,950	\$76,740	\$100,050	\$127,850	\$153,450
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	\$237,800
8	\$63,300	\$105,500	\$126,600	\$165,100	\$210,950	\$253,100

Derived from the Oakland-Fremont, CA HUD Metro Fair Market Rate (FMR) Area most recent median income level for a family of four (*). The Oakland-Fremont FMR Area includes Alameda and Contra Costa counties. Maximum annual income and monthly rent levels are shown for five different income categories: 1) 50% of median, 2) 60% of median, 3) 80% of median, 4) 100% of median, and 5) 120% of median. The maximum annual income level is determined by the number of persons in the household.

(*) U.S. Department of Housing & Urban Development (HUD); \$159,800; 04/01/2025

Size/Type of Unit	MAXIMUM MONTHLY RENT					
	Extremely Low (30%)	Very Low (50%)	Low (60%)	Low (80%)	Median (100%)	Moderate (120%)
Studio	\$840	\$1,398	\$1,678	\$2,189	\$2,796	\$3,356
1 BR	\$960	\$1,598	\$1,918	\$2,501	\$3,196	\$3,836
2 BR	\$1,080	\$1,798	\$2,158	\$2,814	\$3,595	\$4,315
3 BR	\$1,198	\$1,997	\$2,397	\$3,126	\$3,995	\$4,794

The applicable maximum rent level is determined by the size and type of the rental unit and assumes 30% of monthly household income for housing. Rent calculations are based on the following household size assumptions: Studio = 1 person; 1 BR = 2 persons; 2 BR = 3 persons; and 3 BR = 4 persons. Rent limits at individual apartment developments may vary according to the specific terms of each individual City agreement. The following Income and Rent Limits are compiled from HUD, State HCD, and TCAC.

HUD: <https://www.huduser.gov/portal/datasets/il.html>

State HCD: <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>

TCAC: <https://www.treasurer.ca.gov/ctcac/compliance.asp>

Apartment Complexes in Pleasanton with Below-Market Rental Agreements

Complex/Development	Address/Location	Total Units	Below Market Units	BMR Income Limits	Unit Types	Contact
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BMR Units: (General)

1	Anton Hacienda	5725 W. Las Positas Blvd.	168	35	50%	1, 2, 3BR	925-251-1800
2	Civic Square	4800 Bernal Ave.	298	36	80%	1, 2BR	925-484-1011
3	Galloway at Hacienda	5789 Gibraltar Dr.	251	38	50%	Studio, 1, 2, 3BR	650-295-0424
4	Galloway at Owens	4863 Willow Rd.	255	38	50%	Studio, 1, 2, 3BR	650-295-0424
5	Park/Archstone Hacienda	5650 Owens Dr.	540	135	80%	1, 2, 3BR	925-398-7368
6	The Kensington	1552 East Gate Way	100	31	50-80%	1, 2BR	925-846-8882
7	The Mason Flats	1605 Lexington Ln.	210	32	50-60%	1, 2, 3BR	925-426-2766
8	The Promenade	5300 Case Ave.	146	68	50-60%	1, 2, 3BR	925-461-1948

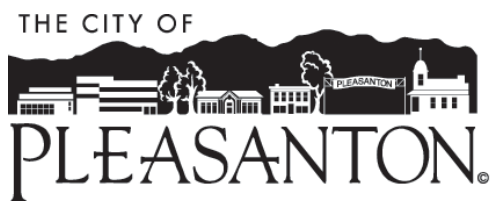
subtotal: 413

BMR Units: (Seniors Aged 62+)

9	Division St. Senior Apts.	443 Division St.	20	20	50-80%	1BR	925-484-3833
10	Gardens at Ironwood	3431 Cornerstone Ct.	172	138	50-60%	1, 2BR	888-210-8896
11	Kottinger Gardens Phase I	240 Kottinger Dr.	131	131	30-60%	1, 2BR	925-574-1701
12	Kottinger Gardens Phase II	251 Kottinger Dr.	54	54	30-60%	Studio, 1BR	925-574-1701
13	Parkview (Assisted Living)	100 Valley Ave.	105	31	25-50%	1. 2BR	925-461-3042
14	Ridgeview Commons	5200 Case Ave.	200	200	25-60%	1, 2BR	925-484-5131
15	Stanley Junction Senior Apts.	4031 Stanley Blvd.	86	86	50-80%	1BR	925-462-6180

subtotal: 660

Total BMR Units: 1,073



Affordable Rental Housing Developers/Providers

The following nonprofits own and manage affordable rental housing properties in the Bay Area.
Contact them to inquire about vacancies and upcoming developments.

Allied Housing:	<i>abodeservices.org</i>	510-657-7409
ABHOW:	<i>abhow.com</i>	925-924-7100
BRIDGE Housing:	<i>bridgehousing.com</i>	415-989-1111
Christian Church Homes:	<i>cchnc.org</i>	510-632-6712
EAH Housing:	<i>eahhousing.org</i>	415-258-1800
EBALDC:	<i>ebaldc.org</i>	510-287-5353
Eden Housing:	<i>edenhousing.org</i>	510-582-1460
Mercy Housing:	<i>mercyhousing.org</i>	415-355-7100
MidPen Housing:	<i>midpen-housing.org</i>	650-356-2900
Resources for Community Development:	<i>rcdhousing.org</i>	510-841-4410
Satellite Affordable Housing Associates (SAHA):	<i>sahahomes.org</i>	510-647-0700

Resources for Seniors

Senior Care Facilities

For seniors who need assistance with activities of daily living, there are several assisted living, skilled nursing facilities, and state-certified board and care facilities located in Pleasanton and in the Tri-Valley. The **Senior Support Program of the Tri-Valley (925-931-5379)** can provide information and referrals to local facilities. Information on state-certified board and care facilities can be obtained from the State Community Care Licensing Division (510-286-4201; www.cclcd.ca.gov). Larger facilities that are located in Pleasanton are listed below:

Eden Villa	4115 Mohr Ave.	925-461-8409	Assisted Living
The Parkview	100 Valley Ave.	925-461-3042	Assisted Living / Memory Care
Pleasanton Nursing & Rehabilitation Center	300 Neal St.	925-462-2400	Skilled Nursing (24-hour care)
Sunol Creek Memory Care	5980 Sunol Blvd.	925-846-8283	Memory Care

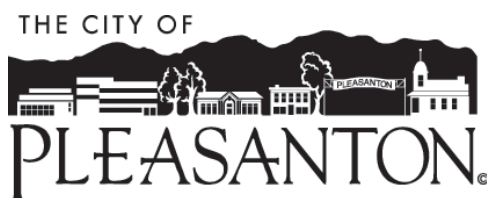
Ownership Housing for Seniors

Two mobile home parks in Pleasanton limit residency to adults aged 55 and older and where residents generally own their own mobile or modular homes:

- Vineyard Mobile Villas (3263 Vineyard Avenue; 925-846-5336)
- Hacienda Mobile Home Park (3231 Vineyard Avenue; 925-846-1527).

In addition, there are two communities that include ownership housing for seniors. The properties should be contacted directly for further information:

- Stoneridge Creek (east Stoneridge Dr.); 800-849-0023; www.stoneridgecreek.com
- The Village at Ironwood (Ironwood Dr.); 925-460-8900; www.ponderosahomes.com/village



Affordable Housing Resources in Other Cities

Tri-Valley City Housing Offices:

<http://www.cityofpleasantonca.gov/resident/housing/default.asp>

Town of Danville	City of Dublin	City of Livermore	City of San Ramon
510 La Gonda Way Danville, CA 94526 925-314-3388 www.danville.ca.gov	100 Civic Plaza Dublin, CA 94568 925-833-6610 www.ci.dublin.ca.us	1052 S. Livermore Ave. Livermore, CA 94550 925-960-4580 www.cityoflivermore.net	700 Bollinger Canyon Rd. San Ramon, CA 94583 925-973-2554 www.ci.san-ramon.ca.us

Bay Area/East Bay Housing Authorities

The following Housing Authorities operate the housing programs administered by HUD, including the Section 8 Housing Choice Voucher Program, that provide low-cost rental housing or rental assistance for low-income individuals & families throughout Alameda and Contra Costa counties.

Housing Authority of the County of Alameda: (*haca.net*) 510-538-8876
22941 Atherton Street, Hayward, CA 94541

HACA provides a monthly listing of privately owned subsidized housing for Non-Section 8 persons looking for housing. <http://www.haca.net/index.php/rental-listings>

Housing Authority of the City of Alameda: (*alamedahsg.org*) 510-747-4300
701 Atlantic Avenue, Alameda, CA 94501

Oakland Housing Authority: (*oakha.org*) 510-874-1653
1619 Harrison Street, Oakland, CA 94612

Housing Authority of the City of Livermore: (*livermorehousingauthority.com*) 925-447-3600
3203 Leady Way, Livermore, CA 94550

San Francisco Housing Authority: (*sfha.org*) 416-715-5200
1815 Egbert Avenue, San Francisco, CA 94124

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

Richmond Housing Authority: (*ci.richmond.ca.us/86/Housing-Authority*) 510-621-1300
330 24th Street, Richmond, CA 94804

City of Pittsburg (Housing Authority): (*ci.pittsburg.ca.us/index.aspx?page=150*) 925-252-4830
916 Cumberland Street, Pittsburg, CA 94565

Section 8 Housing Choice Voucher Program

The Housing Authority of the County of Alameda (HACA) can provide information on housing opportunities involving federal and/or state assistance in Pleasanton and elsewhere in Alameda County. HACA's office is located at 22941 Atherton Street in Hayward (510) 538-8876 / www.haca.net.



Market-Rate Apartment Complexes in Pleasanton

Name of Complex	Address/ Location	Total Units	Telephone
Anton Hacienda	5725 W. Las Positas	168	925-251-1800
Avalon Pleasanton	3650 Andrews Dr.	456	925-847-8777
Brentwood Apartments	5190 Monaco Dr.	40	925-462-7603
Civic Square Apartments	4800 Bernal Ave.	262	925-484-1011
Cypress Gardens Apartments	460 Division St.	30	925-462-6886
Deer Ridge Apartments (<i>seniors</i>)	443 Division St.	20	925-484-3833
Del Prado Apartments	5196 Golden Rd.	94	925-846-9689
Elmridge Apartments	5643 Sonoma Dr.	20	925-283-5914
Fairview Apartments	847 Rose Ave.	22	510-352-6310
Galloway at Hacienda	5789 Gibraltar Dr.	251	650-295-0424
Galloway at Owens	4863 Willow Rd.	255	650-295-0424
The Gardens at Ironwood (<i>seniors</i>)	3431 Cornerstone Ct.	172	888-210-8896
Hacienda Commons	5000 Owens Dr.	212	925-847-8844
IMT Apartments (formerly Gatewood)	3992 Stoneridge Dr.	200	925-426-0700
The Kensington Apartments	1552 East Gate Way	100	925-846-8882
Las Ventanas Apartments	3819 Vineyard Ave.	131	925-846-2287
The Mason Flats	1605 Lexington Ln.	210	925-426-2766
Norton Way Apartments	3499 Norton Way	19	925-426-2566
Park Hacienda	5650 Owens Dr.	540	925-398-7368
Plaza de la Vista	3800 Vineyard Ave.	52	925-846-4460
Pleasanton Glen Apartments	3955 Vineyard Ave.	171	925-931-9310
Pleasanton Place	4478 Mohr Ave.	51	925-484-3609
The Promenade Apartments	5300 Case Ave.	146	925-461-1948
4324 Railroad Ave.	4324 Railroad Ave.	10	510-891-9060
Railroad Avenue Apartments	4319 Railroad Ave.	19	925-461-4820
Royal Garden Apartments	3767 Vineyard Ave.	57	925-846-3100
Santa Maria Apartments	2323 Santa Rita Rd.	59	925-462-5850
Springhouse Apartments	5500 Springhouse Dr.	354	925-847-9438
Stoneridge Apartments	6250 Stoneridge Mall Rd.	520	925-463-9603
Valley Plaza Villages	4411 Valley Ave.	144	925-426-0377
Vista del Sol Apartments	2451 Santa Rita Rd.	74	925-846-4974
Woodland Villas Apartments	4320 Valley Ave.	150	925-484-3710

It is illegal for any housing provider to discriminate on the basis of age, sex, race, physical handicap, marital status, sexual preference, or religion. If you have been unlawfully discriminated against, or you have questions about your rights, contact ECHO Housing at 510-581-9380 or 925-449-7340.

